**August 2023 Planning Committee Minutes**

**Minutes:**

**During the item the Chair proposed that the public be excluded from the meeting for the following item of business on the grounds that it involved the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12 (A) of the said Act. It was carried without dissent.**

**RESOLVED**

That under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12 (A) of the said Act.

The section of the item was heard in Part II in accordance with Section 100(A)(4) of the Local Government Act 1972.

It was subsequently resolved that the meeting return back to Part I to further consider the application.

It was moved by the Councillor Lillico and seconded by Councillor Needham that the application be DEFERRED to seek advice from expert witnesses in respect of reasons for refusal. It was CARRIED.

Votes were recorded as follows:

For (7), Against (2), Abstain (1)

**RESOLVED**

(i)  That the above application be DEFERRED to seek advice from expert witnesses in respect of reasons for refusal.

The potential reasons for refusal raised the following concerns which are being investigated.

The proposed development comprises inappropriate development, for which permission can only be granted in very special circumstances. There is harm to the Green Belt and other harm which is not clearly outweighed by other considerations (paragraph 148 NPPF 2021). We do not consider that the benefits outweigh the harm caused by this proposed development due to the harm to the Green Belt openness, coalescence and merging of towns and urban sprawl. The harm also relates to landscape character and the loss of agricultural land. The proposal is therefore contrary to the National Planning Policy Framework 2021, Policy S1 of the St Stephen Parish Neighbourhood Plan 2019-2036 and Policy 1 and Policy 102 of the St Albans District Local Plan Review 1994.

By reason of insufficient information in the form of accurate traffic surveys and detailed consideration of the access into and out of the site in particular, right turns into and out of the site, the applicant has failed to demonstrate that the proposal would not have a severe impact on the highway network and would fail to comply with the National Planning Policy Framework 2021.

In the absence of a completed and signed S106 legal agreement or other suitable mechanism to secure the provision of affordable housing provision; self-build dwellings; biodiversity new gain; provision of open space and play space; health contributions; education contributions; library service contribution; youth service contribution; leisure and cultural centres contribution; provision of highways improvements and sustainable transport measures; the infrastructure needs of the development and benefits put forward to justify Very Special Circumstances would not be met and the impacts of the proposal would not be sufficiently mitigated. The proposal is therefore contrary to the National Planning Policy Framework 2021, the St Stephen Parish Neighbourhood Plan 2019-2036 and Policy 143B (Implementation) of the St. Albans District Local Plan Review 1994.

(Note: Paul King, who had given notice, spoke against the application. Richard Martin who had given notice, spoke in favour of the application. Parish Cllr David Yates who had given notice spoke on the application. District Cllr Ajanta Hilton who had given notice spoke on the application. District Cllr Nuala Webb who had given notice spoke on the application.)